

Levy County
Affordable Housing Advisory Committee (AHAC)
2021 Incentive Strategies Review and Recommendation Report

I. Background Information:

The Levy County AHAC Committee was adopted through Resolution 2021-002 and recorded in Ordinance 2021-003. The AHAC consists of nine (9) members representing various sectors. They are as follows:

1. **Gussie Boatwright:** A citizen who resides within the jurisdiction of the local governing body making the appointments.
2. **Stewart Wasson:** A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
3. **Natalie Thomas:** A citizen who is actively engaged as a real estate professional in connection with affordable housing.
4. **Christy Holland:** A citizen who is actively engaged as a not-for-profit provider of affordable housing.
5. **Philip Leitner:** A citizen who is actively engaged in the banking or mortgage banking industry.
6. **Linda Cooper:** A citizen who resides within the jurisdiction of the local governing body making the appointments.
7. **Charles Harris Jr.:** A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
8. **Edwin Dix:** A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
9. **John Meeks:** A locally elected official from each county or municipality.

Gussie Boatwright serves as the AHAC Chair with Stewart Wasson as Vice-Chair. The committee meets frequently generally monthly.

II. Public Hearing/Meeting:

The committee met on January 13, 2021; February 10, 2021; March 10, 2021; May 12, 2021; August 11, 2021; October 13, 2021, November 11, 2021 and December 8, 2021. All meeting were held in the Commissioner's Meeting Room located in the Levy County Government Complex 310 School Street, Bronson, Florida 32621. The meeting held on December 8, 2021 was for the purpose of voting on the incentive strategies to be recommended to the Levy County Board of County Commissioners was duly noticed as per established guideline/ Florida Statutes, Sec. 420.9076 (5). (see-attached advertisement)

Committee members in attendance at the December 8, 2021 meeting were:

1. Gussie Boatwright
2. Stewart Wasson
3. Christy Holland
4. Linda Cooper
5. Natalie Thomas
6. Philip Leitner
7. John Meeks

There were four members of the public in attendance.

III. Incentives & Recommendations:

The AHAC has reviewed, considered, and evaluated the following the strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4):

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) Affordable accessory residential units.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The AHAC acknowledged that Levy County has implemented three of the eleven incentive strategies (a, j and i) and voted unanimously to recommend that the Levy County Board of County Commissioners continue the implementation of these strategies. The AHAC recommended some addition to incentive strategy "j":

The printed inventory of locally owned public lands suitable for affordable housing should be regularly reviewed and updated in consultation with the relevant County departments responsible for planning, zoning, building and development.

The AHAC also unanimously recommended that the Levy County Board of County Commissioners adopt Incentive Strategy e.

IV. Additional Recommendations/Comments:

The AHAC unanimously agreed that County either had policies in place that provided the same impact as the other Incentive Strategies or that those strategies were not applicable to Levy County. The AHAC agreed to continuously review the Incentive Strategies as Levy County grows as these incentives may become relevant.